



# BUSINESS CENTER

6352 & 6354 CORTE DEL ABETO | CARLSBAD, CA 92011

✓  
NEW IMPROVEMENTS



**Conor Boyle**  
o. 760.930.7967  
c. 760.458.5739  
conor.boyle@colliers.com

**Joe Crotty**  
o. 760.930.7906  
c. 760.473.1811  
joe.crotty@colliers.com

**Tyler Stemley**  
o. 760.930.7929  
c. 760.908.4270  
tyler.stemley@colliers.com



**John Witherall**  
o. 442.287.8220  
c. 760.815.9004  
john.witherall@kidder.com

MOVE-IN READY CONDITION!  
NEW OFFICE AND RESTROOM FINISHES  
NEW LED WAREHOUSE LIGHTING

## PROPERTY FEATURES



Industrial, Research and  
Development, Adaptive Flex and  
Life Science Spaces

Flexible Floor Plan Options

West of El Camino Real With Access to  
Palomar Airport Road

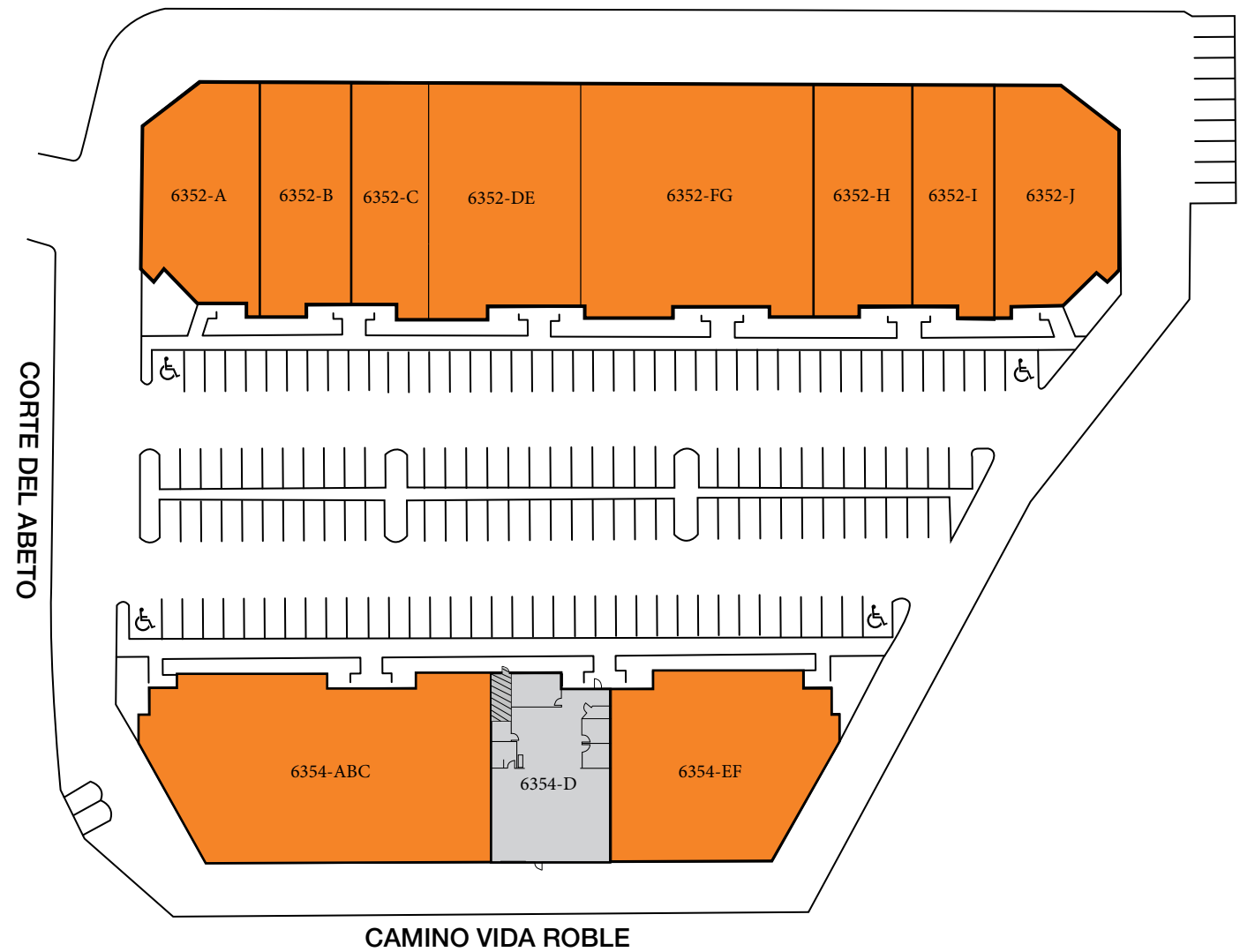
Convenient Access to I-5 and Highway 78

11 Minutes From The Beach

Retail Amenities Nearby

# SITE PLAN

6352-6354 CORTE DEL ABETO

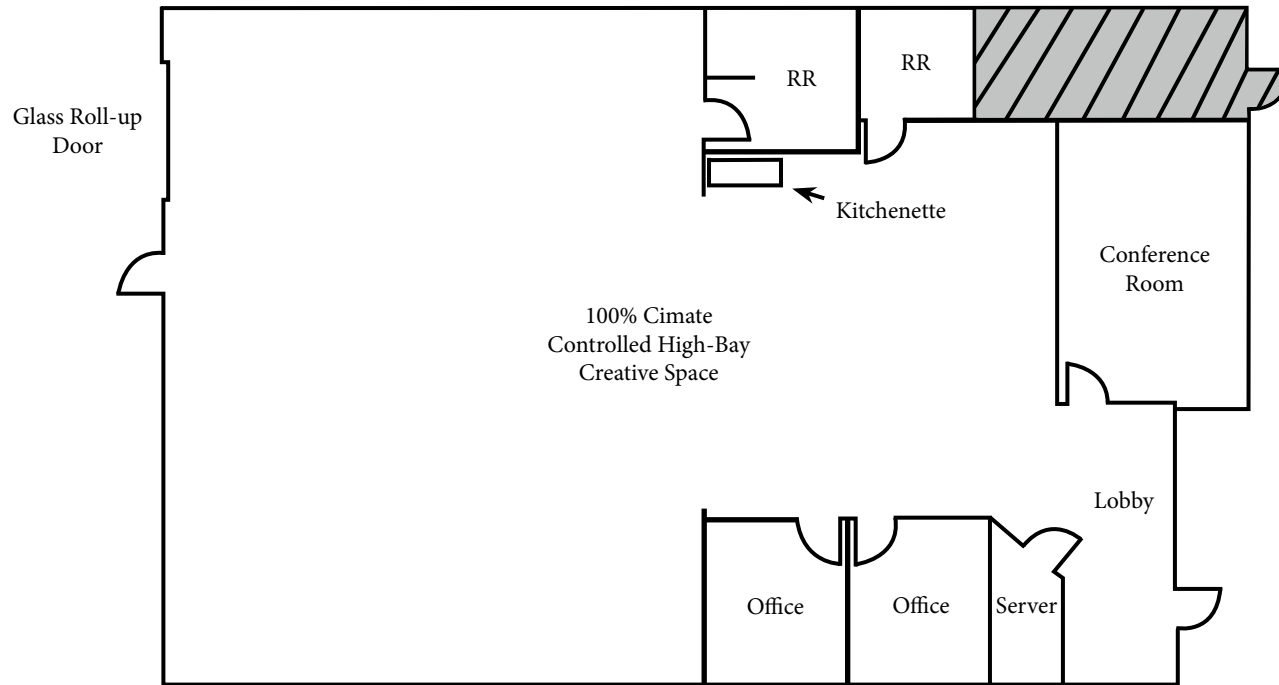




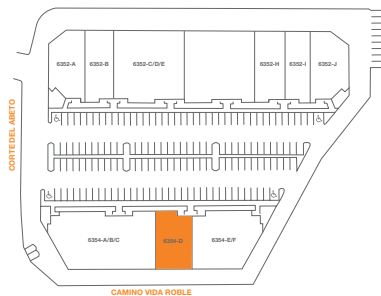
AVAILABLE SUITE

## BLDG. 6354 SUITE D | ADAPTIVE FLEX

±4,000 SF



**360°  
VIRTUAL  
TOUR**



100% Climate  
Controlled High-Bay  
Creative Space

Glass Roll-Up  
Door

16' Clear  
Height

Rate:  
\$1.95/SF NNN

## DIAGNOSTICS / MED DEVICES PHARMACEUTICALS

1. Beckman Coulter
2. GenMark Diagnostics
3. Genoptix
4. Lumos Diagnostics
5. Medtronic
6. Philips Respironics
7. Qualigen
8. Thermo Fisher Scientific
9. Abbott
10. Alphatec Spine
11. Aurora Spine
12. Novasys
13. SeaSpine
14. Ionis Pharmaceuticals
15. MilliporeSigma
16. OptumRx

## LIFE SCIENCE INCUBATOR

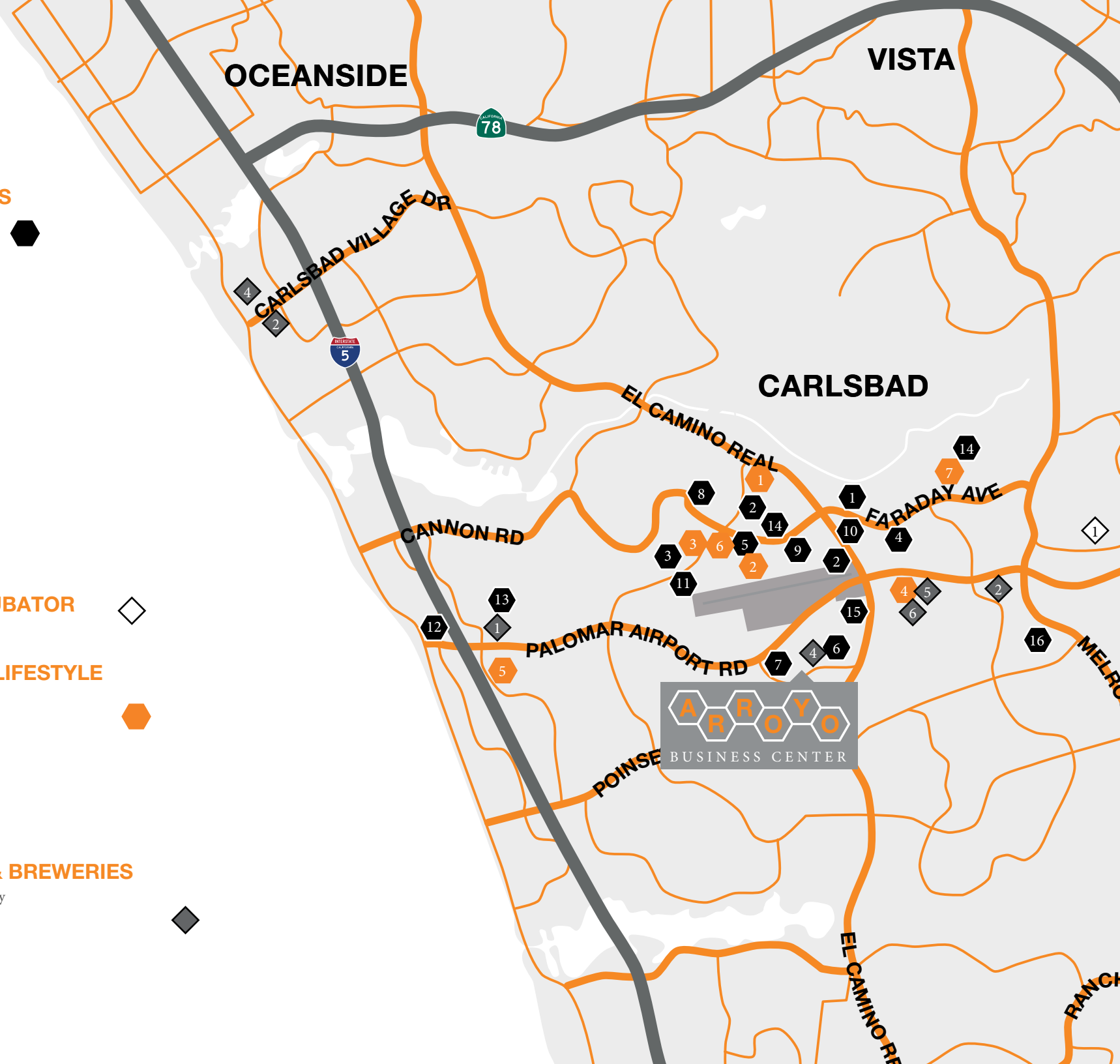
1. Cleanrooms on Demand

## SPORTS & ACTIVE LIFESTYLE

1. TaylorMade Golf
2. Callaway Golf
3. Cobra Golf
4. Honma Golf
5. Fantasy Sports Co.
6. SKLZ Pro Performance Sports
7. Spy Optic

## SPECIALTY FOOD & BREWERIES

1. Karl Strauss Brewing Company
2. Pizza Port
3. Burgeon Beer Company
4. Campfire
5. Eureka!
6. Carlsbad Brewing Company







**58%**

Bachelor's Degree  
Within 2 Miles

**+6.2%**

Employment Rate  
From 2021 to 2022



**27,474** 2022 Population  
2 Mile

**220,504** 2022 Population  
5 Miles

**628,476** 2022 Population  
10 Miles

"It was critical to our early and future success that we were positioned to recruit top-notch talent and be poised for rapid growth so we can remain competitive as an employer."

- Scott Mendel, GenMark Diagnostics, interim CEO



The local colleges and universities create a talent pipeline of hundreds of thousands of people, providing a lasting economic impact through the creation of ideas, innovations, talent, and companies.



"The name itself is almost mystical—the Kingdom comprises a 22-acre plot of land that the company calls 'an immersive true golf sanctuary' set on TaylorMade's Carlsbad campus. The moment you walk into the Kingdom's clubhouse, you realize this is not your average club fitting experience."

- Ryan Asselta, Inside the TaylorMade Kingdom Experience, Links Magazine







of residents approve of  
**Carlsbad's Quality Of Life**



of businesses thought that  
Carlsbad offered the  
**Highest Quality Of Life**



of businesses agreed  
that the city was an  
**Excellent Place  
To Do Business**

“Carlsbad also known as the Village by the Sea has it all as far as premier destinations go. Imagine a charming laid-back beach town that has incredible weather year round. No matter what your interest is, you will find many fun things to do in Carlsbad!”

*-Traveling Ness*

Carlsbad Village



Tamarack Surf  
Beach



South Carlsbad  
State Beach



The Crossing

 City of  
Carlsbad





**Carlsbad Village**  
6.7 Mile

**Tamarack Surf Beach**  
5.5 Mile

**Route 5**  
3.1 Mile

**South Carlsbad State Beach**  
5.2 Mile

**The Crossing**  
2.4 Mile

**Omni La Costa Golf**  
3.0 Mile

**ARROYO**  
BUSINESS CENTER  
6352 & 6354 CORTE DEL ABETO | CARLSBAD, CA 92010

Discover a scenic coastal community with  
a forward-thinking economy

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5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
[colliers.com/sandiego](https://colliers.com/sandiego)

